

## **SITE PLAN REVIEW AGENDA**

**Tuesday, March 28, 2017**

### **NEW SITE PLAN REVIEW APPLICATIONS**

**File #:** SP-29-16-17  
**Applicant:** Ralph DiTucci (293 A Alden Road LLC)  
**Address:** [1201 Elmwood Avenue](#)  
**Zoning District:** IPD and PD #7 (proposed to be rezoned to new PD #17)  
**Description:** Rezone property from IPD to PD. Redevelop 17.7 acre site, a portion of a former psychiatric hospital. Project includes demolition of 224 foot tall, 17 story, 490,000 sf former hospital building and construction of a mixed use development. The new development will be a mix of multi-family residential (420 units), hotel, commercial, amenity, and service and support space, approximately 615,000 sf in 8 separate buildings. The 8 new buildings will range from 22 to 145 feet tall. The new development will have 654 parking spaces split between parking garages (370 spaces) and surface lots (284 spaces). The new development will have an internal street, sidewalk, and trail network, including a vehicular and pedestrian connection to Science Parkway.

**Requirement for Site Plan Review:** 120-191D(3)(a)[9]: Any new construction on a vacant parcel of one acre or more.  
120-191D(3)(a)[10]: Projects involving or abutting a designated landmark or those involving or abutting a site listed or eligible for listing on the State or National Register of Historic Places (450 Highland Avenue)  
120-191D(3)(a)[11]: Projects within an O-S Open Space District and commercial and industrial development adjacent to the O-S Open Space District.  
120-191D(3)(a)[14]: New construction of multifamily dwellings.  
120-191D(3)(c)[1]: All Type I actions as identified in Section [48-4](#) of the City Code, excluding applications requiring certificates of appropriateness.  
120-191D(3)(c)[3]: All development concept plan approvals or amendments for planned development districts.

**Site Plan Type:** Major  
**Quadrant:** SW  
**Enforcement:** No  
**SEQR:** Type 1 (6 CRR-NY 617.4(b)(3),(6), and (9))  
**Contact Person:** Review Team:  
Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
Zina Lagonegro, [zina.lagonegro@cityofrochester.gov](mailto:zina.lagonegro@cityofrochester.gov), 585-428-7054

## **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** SP-24-16-17  
**Address:** [1535 Hudson Avenue](#) and 611 East Ridge Road  
**Zoning District:** C-3  
**Description:** Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Additional information submitted by applicant 3-14-2017; Site Plan review in progress

**File #:** SP-17-16-17  
**Address:** [40 Donald Street](#)  
**Zoning District:** M-1  
**Description:** Construct 262 unit, 5 building, self storage facility on northern portion of the property  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-11-16-17  
**Address:** [428 Adirondack Street](#) (includes 404, 428, 440, 446, 454, and 458)  
**Zoning District:** M-1  
**Description:** Change use from storage facility to truck repair operation.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan approved 3-2-2017

**File #:** SP-04-16-17  
**Address:** [309 Jefferson Avenue](#) (includes 309 Jefferson, 299 Jefferson, 10, 12, and 14 St. Clair Street)  
**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Revised drawings submitted 2-12-2017. Site Plan review in progress.

**File #:** SP-38-15-16  
**Address:** [359](#), 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan Approval pending

**File #:** SP-07-16-17  
**Address:** [360 Alexander Street](#)  
**Zoning District:** R-2  
**Description:** Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending/applicant assessing project

**File #:** SP-10-16-17  
**Address:** [87 Kenilworth Terrace](#)  
**Zoning District:** C-2  
**Description:** Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914,  
**Notes:** Site Plan findings issued 2-16-2017, special permit required.

**File #:** SP-40-15-16  
**Address:** [1037 Bay Street](#)  
**Zoning District:** C-1  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings issued 2-24-2017, special permit and area variance required.

**File #:** SP-01-16-17  
**Address:** [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)  
**Zoning District:** M-1, C-2  
**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)  
**Notes:** Due to recent fire at site, site plan review on hold pending meeting with applicant.

**File #:** SP-06-16-17  
**Address:** [2611 Mount Read Boulevard](#) (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)  
**Zoning District:** C-3  
**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Updated drawings submitted 3-8-2017, in review by DES, Plan Review, and MCPW.

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None